



City of Broken Arrow

Request for Action

File #: 24-928, Version: 1

**Broken Arrow Planning Commission
07-11-2024**

To: Chairman and Commission Members
From: Community Development Department

Title: Approval of PT-001571-2024|PR-000510-2023, Conditional Final Plat, Antler Falls, approximately 46 acres, 149 Lots, A-1 (Agricultural) to RS-4 (Single-Family Residential)/PUD-001242-2023 (Planned Unit Development), located south and east of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road)

Background:

Applicant: Justin DeBruin, Wallace Design Collective

Owner: Nora Gordon, Gada Construction

Developer: -

Engineer: Wallace Design Collective

Location: South and East of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road)

Size of Tract Approximately 46 acres

Number of Lots: 149

Zoning: RS-4 (Residential Single Family)/ PUD-001242-2023 (Planned Unit Development)

Comp Plan: Level 2 - Urban Residential

PT-001571-2024, the conditional final plat for Antler Falls proposes to have 149 lots on approximately 46 acres. This property, which is located south and east of the southeast corner of Houston Street (81st Street) and 257th Street (Midway Road), has been approved for rezoning from A-1 (Agricultural) to PUD-001242-2023 (Planned Unit Development) with underlying RS-4 (Single-Family Residential) zoning, subject to the property being platted.

Single-family lots encompass much of the property and generally meets the minimum standards of the RS-4 zoning district. A significant portion of the property is proposed for reserve areas with the largest area starting at the northwest corner moving to the southeast and northeast through the interior section of the property. Primary access to this development is provided by one access point on Houston Street, and one access point on 257th Street.

According to FEMA maps, none of the property is located in the 100-year floodplain. Water is available from Rural Water District Number 4 Wagoner County and sanitary sewer is available from the City of Broken Arrow. This preliminary plat was reviewed by the Technical Advisory Committee on July 2, 2024.

Attachments: Conditional Final Plat with Engineer & Planning Comments

Recommendation:

Staff recommends PT-001571-2024|PR-000510-2023, Conditional Final Plat for Antler Falls, subject to the attached comments.

Reviewed by: Amanda Yamaguchi

Approved by: Grant Rissler

JTH